

118.0

0005

0004.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
651,100 / 651,100
651,100 / 651,100
651,100 / 651,100
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		THOMAS ST, ARLINGTON

OWNERSHIP

Owner 1:	WASHER JONATHAN M	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 7 THOMAS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	DE SANCTIS FRANCINE R -
Owner 2:	-
Street 1:	7 THOMAS ST
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains 10,008 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1940, having primarily Vinyl Exterior and 1063 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10008		Sq. Ft.	Site		0	70.	0.72	6									504,165						504,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10008.000	146,900		504,200	651,100		76438
Total Card	0.230	146,900		504,200	651,100	Entered Lot Size	GIS Ref
Total Parcel	0.230	146,900		504,200	651,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	612.40	/Parcel: 612.4	Land Unit Type:	Insp Date
							12/01/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	146,900	0	10,008.	504,200	651,100	651,100	Year End Roll	12/18/2019
2019	101	FV	140,400	0	10,008.	497,000	637,400	637,400	Year End Roll	1/3/2019
2018	101	FV	140,400	0	10,008.	381,700	522,100	522,100	Year End Roll	12/20/2017
2017	101	FV	140,400	0	10,008.	360,100	500,500	500,500	Year End Roll	1/3/2017
2016	101	FV	140,400	0	10,008.	331,300	471,700	471,700	Year End	1/4/2016
2015	101	FV	124,200	0	10,008.	309,700	433,900	433,900	Year End Roll	12/11/2014
2014	101	FV	124,200	0	10,008.	285,200	409,400	409,400	Year End Roll	12/16/2013
2013	101	FV	124,200	0	10,008.	285,200	409,400	409,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE SANCTIS FRAN	61906-109		5/30/2013	Family	333,000	No	No		
WILLIAMS BRIAN	37081-3		11/2/2002		333,000	No	No		
WILK CAROLINE	32151-471		12/18/2000		172,000	No	No		
	19234-2		8/1/1988		162,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2012	1244	Re-Roof	8,200	C				
7/29/2003	608	Re-Roof	14,000					siding

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
4/18/2013	Info Fm Prmt	EMK	Ellen K
12/5/2008	Meas/Inspect	189	PATRIOT
2/27/2003	MLS	MM	Mary M
3/2/2001	MLS	MM	Mary M
3/7/2000	Inspected	276	PATRIOT
2/15/2000	Measured	270	PATRIOT
10/1/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	2 - Bungalow			Full Bath:	1	Rating:	Good														
Sty Ht:	1 - 1 Story			A Bath:		Rating:															
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good														
Color:	WHITE			A Kits:		Rating:															
View / Desir:				Frl:		Rating:															
GENERAL INFORMATION				WSFlue:		Rating:															
Grade:	C - Average			CONDOS INFORMATION																	
Year Blt:	1940	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION								REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18. %						Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	1 - Drywall			Functional:		%						Interior:		1	5	2					
Sec Int Wall:		%		Economic:		%						Additions:									
Partition:	T - Typical			Special:		%						Kitchen:									
Prim Floors:	3 - Hardwood			Override:		%						Baths:									
Sec Floors:		%		Total:	18.6	%						Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY								Electric:									
Subfloor:				Basic \$ / SQ:	90.00							Heating:									
Bsmnt Gar:				Size Adj.:	1.35000002							General:									
Electric:	3 - Typical			Const Adj.:	0.98990101							COMPARABLE SALES									
Insulation:	2 - Typical			Adj \$ / SQ:	120.273							Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	60874																
Heat Fuel:	1 - Oil			Grade Factor:	1.00																
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC: 100		LUC Factor:	1.00																
Solar HW:	NO	Central Vac: NO		Adj Total:	180477																
% Com Wall:		% Sprinkled:		Depreciation:	33569							Juris. Factor:		Before Depr:	120.27						
				Deprecated Total:	146908							Special Features:	0	Val/Su Net:	91.47						
												Final Total:	146900	Val/Su SzAd:	194.31						
MOBILE HOME				Make:		Model:		Serial #:				Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 118-0-0005-0004.B												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y	16X8	A	AV	1990		0.00	T	23.2	101									
More: N	Total Yard Items:			Total Special Features:			Total:														


